



# SCOTTSDALE CITY CENTER

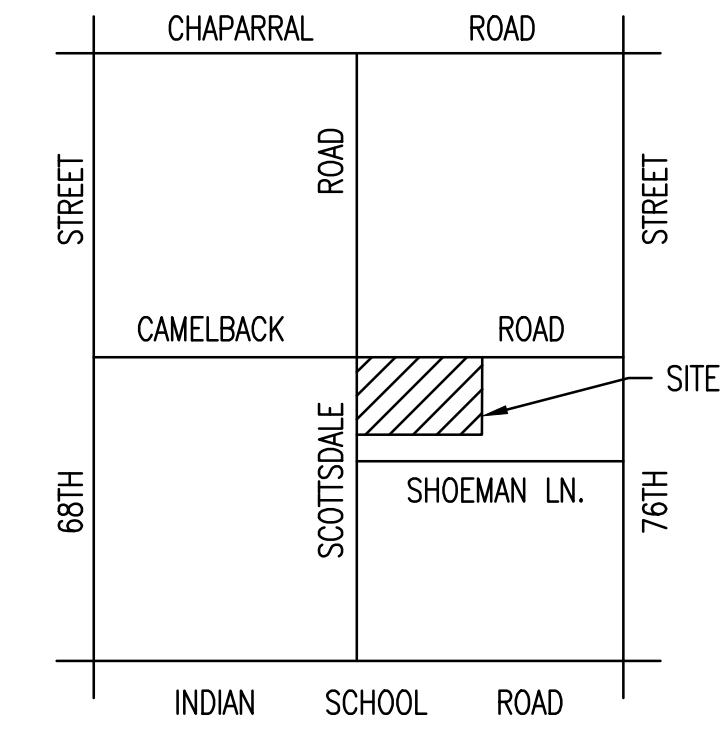
## PRELIMINARY UTILITY PLAN

7201 E. CAMELBACK ROAD, SCOTTSDALE, AZ 85251

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

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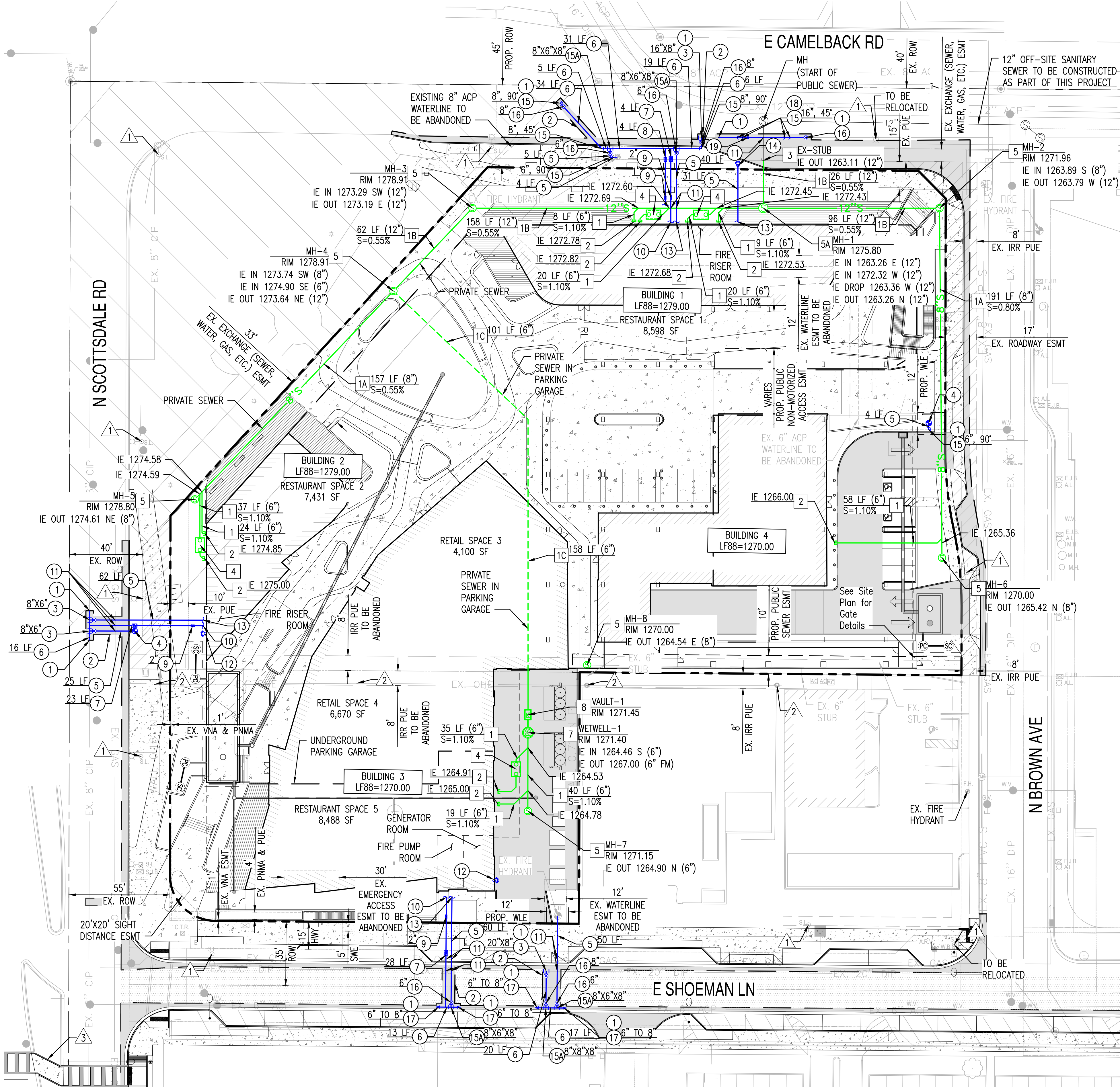


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PROJECT SCOTTSDALE CITY CENTER	LOCATION 7201 E. CAMELBACK ROAD, SCOTTSDALE, AZ, 85251.
DRAWN: MM 11/05/2024	DESIGNED: MM 02/25/2025
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JOB NO.: 221117	SHEET TITLE: PRELIMINARY UTILITY PLAN
PAGE NO.: 1 OF 1	SHEET NO.: C4.00



**PARCEL DESCRIPTION:**  
HIGH-DENSITY, MULTI-USE DEVELOPMENT INCLUDING RETAIL, RESTAURANTS, AND UNDERGROUND PARKING.

**SITE DATA:**  
APN: 173-41-016B, 173-41-017A, 173-41-006A, 173-41-005 AND 173-41-004.  
ZONING: C-2-DO/C-3-DO  
LOT SIZE: 3.03 ACRES (131,786 SF)  
FLOOD ZONE: ZONE X (AREA OF MINIMAL FLOOD HAZARD)

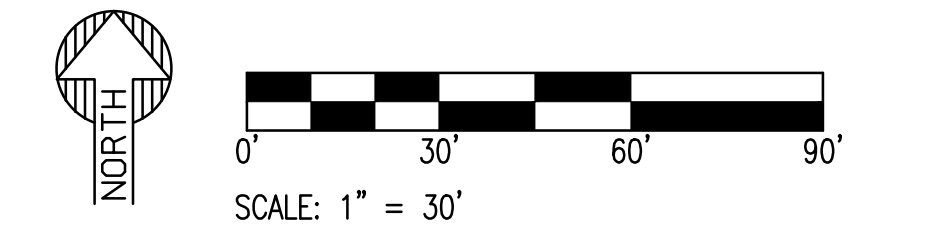
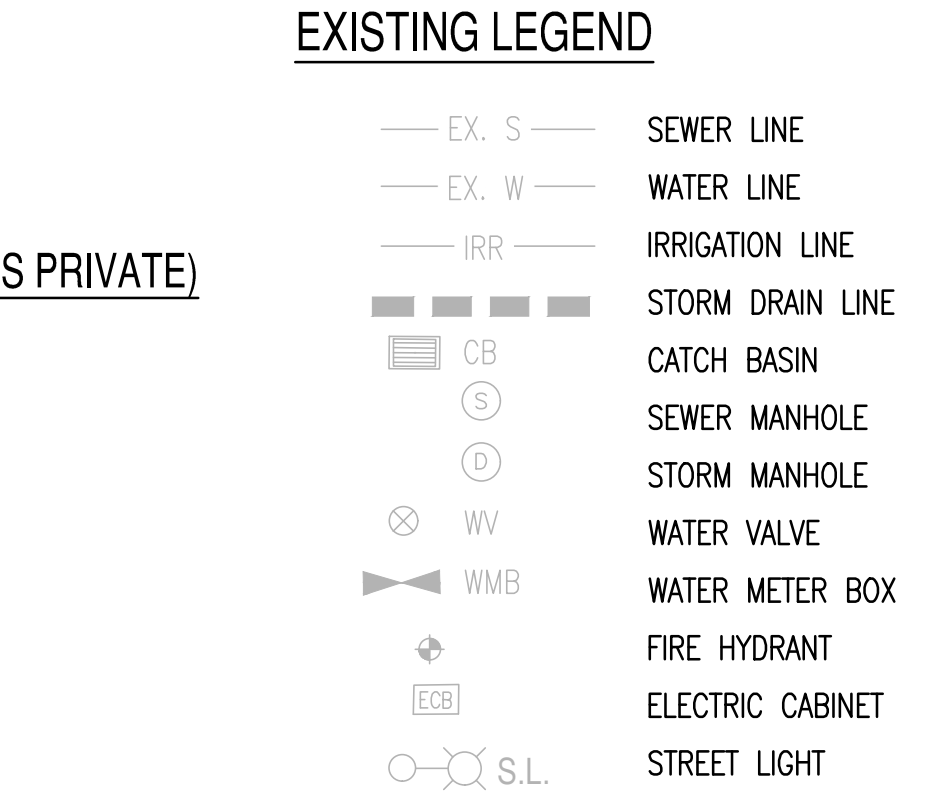
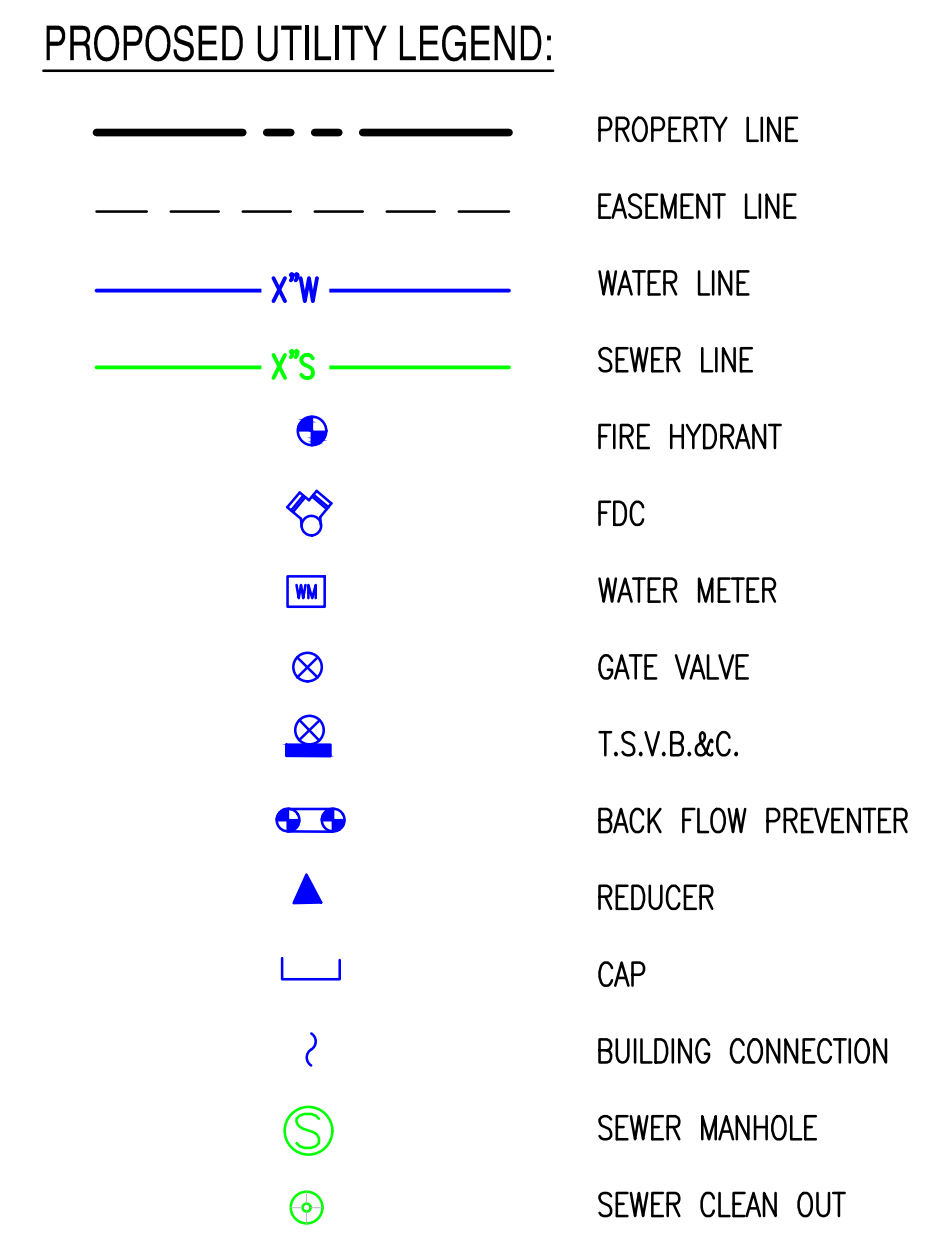
**BASIS OF BEARING:**  
THE MONUMENT LINE OF CAMELBACK RD FROM THE WEST QUARTER CORNER TO THE CENTER OF SECTION 23 WHICH BEARS SOUTH 89 DEGREES 31 MINUTES 36 SECONDS EAST.

**BENCHMARK:**  
FOUND BRASS CAP IN HAND HOLE WEST QUARTER CORNER OF SECTION 23 TOWNSHIP 2 N RANGE 4 EAST AT INTERSECTION OF CAMELBACK RD. & SCOTTSDALE RD. ELEV=1,277.52 NAVD 88.

- PRELIMINARY WATER NOTES**
- 1 CONNECTION TO EXISTING WATER LINE.
  - 2 SAWCUT, REMOVE AND REPLACE EXISTING PAVEMENT.
  - 3 PROPOSED TAPPING SLEEVE, VALVE, BOX & COVER.
  - 4 PROPOSED FIRE HYDRANT ASSEMBLY.
  - 5 6" DUCTILE IRON PIPE. LENGTH PER PLAN.
  - 6 8" DUCTILE IRON PIPE. LENGTH PER PLAN.
  - 7 2" COPPER DOMESTIC SERVICE CONNECTION.
  - 8 1" IRRIGATION SERVICE CONNECTION.
  - 9 BACKFLOW PREVENTION, SIZE TO MATCH WATER METER SIZE.
  - 10 DOMESTIC CONNECTION TO BUILDING.
  - 11 UTILITY CROSSING.
  - 12 PROPOSED FIRE DEPARTMENT CONNECTION.
  - 13 FIRE CONNECTION TO BUILDING. INCLUDING DOUBLE CHECK VALVE IN RISER ROOM
  - 14 PROPOSED REMOTE FIRE DEPARTMENT CONNECTION.
  - 15 PROPOSED FITTING, SIZE & ANGLE PER PLAN.
  - 15A PROPOSED TEE, SIZE PER PLAN.
  - 16 PROPOSED GATE VALVE WITH VALVE BOX AND COVER.
  - 17 PROPOSED REDUCER.
  - 18 VERTICAL REALIGNMENT.
  - 19 AIR RELEASE VALVE.

- PRELIMINARY SEWER NOTES (ENTIRE ON-SITE SYSTEM IS PRIVATE)**
- 1 6" PRIVATE PVC SEWER LINE. LENGTH AND SLOPE PER PLAN.
  - 1A 8" PRIVATE PVC SEWER LINE. LENGTH AND SLOPE PER PLAN.
  - 1B 12" PRIVATE PVC SEWER LINE. LENGTH AND SLOPE PER PLAN.
  - 1C 6" DIP FORCE MAIN. LENGTH PER PLAN.
  - 2 SEWER CONNECTION TO BUILDING.
  - 3 REMOVE CAP AND CONNECT TO EXISTING STUB.
  - 4 PROPOSED GREASE INTERCEPTOR.
  - 5 PROPOSED 4' PRECAST CONCRETE SEWER MANHOLE.
  - 5A PROPOSED 5' PRECAST CONCRETE SEWER MANHOLE.
  - 6 PROPOSED SEWER CAP.
  - 7 PROPOSED WETWELL.
  - 8 PROPOSED VALVE VAULT.

- STREET LIGHT & ELECTRICAL NOTES:**
- 1 PRIOR TO ISSUANCE OF PERMITS, STREET LIGHT SHALL BE EVALUATED FOR COMPLIANCE WITH STREET-SCAPE PHASING PLAN AND CITY STANDARDS AND REQUIREMENTS. ANY LIGHTS NOT MEETING THESE STANDARDS OR REQUIREMENTS WILL BE UPGRADED OR REPLACED WITH CONFORMING STREET LIGHTS.
  - 2 EXISTING POWER POLES AND LINES TO BE REMOVED. NEW ELECTRIC SERVICE WILL BE INSTALLED UNDERGROUND.
  - 3 PROPOSED PEDESTRIAN CROSSING WITH HAWK TRAFFIC CONTROLS. SEE GRADING PLAN FOR DETAILS.



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